

This instrument was prepared by:

✓ Grantee(s) address:
1320 Hwy 30
Columbiana, AL 35051

Conwill & Justice
P.O. Box 557 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

\$500.00

That in consideration of One and no/100 DOLLARS (\$1.00) and Love and Affection to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Thomas A. King, married; Charles D. King, married; and Lewis H. King, Jr., married (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ✓ Michael D. King and Margaret K. King (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land located in the Northwest 1/4 of the Southeast 1/4 of Section 19, Township 21 South, Range 1 East, Shelby County, Alabama.

Commence at the Southeast corner of said Section 19, Thence run North along the East line of said 1/4-1/4 section 611.28 feet to the Northerly Right-Of-Way of Shelby County Highway #30, Thence turn left 109 deg. 00 min. 00 sec. and run in a Southwesterly direction along said Highway 247.16 feet to THE POINT OF BEGINNING. Thence turn right 102 deg. 02 min. 37 sec. and run Northerly leaving Right-Of-Way 232.64 feet, Thence turn left 27 deg. 02 min. 29 sec. and run Northwesterly 225.00 feet, Thence turn left 99 deg. 46 min. 53 sec. and run Southwesterly 205.84 feet, Thence turn left 80 deg. 13 min. 07 sec. and run Southeasterly 135.68 feet, Thence turn left 75 deg. 00 min. 00 sec. and run Northeasterly 179.32 feet, Thence turn right 102 deg. 02 min. 29 sec. and run Southerly 232.64 feet to the Northerly Right-Of-Way of said County Hwy. #30, Thence turn left 102 deg. 02 min. 37 sec. and run Northeasterly along said Right-Of-Way 30.67 feet to the POINT OF BEGINNING. Containing 1.0 Acre.

According to survey and plat dated the 12th day of May, 1997, by Amos Cory, P.L.S.#10550.

05/14/1997-15092
03:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCD 14.00

Inst # 1997-15092

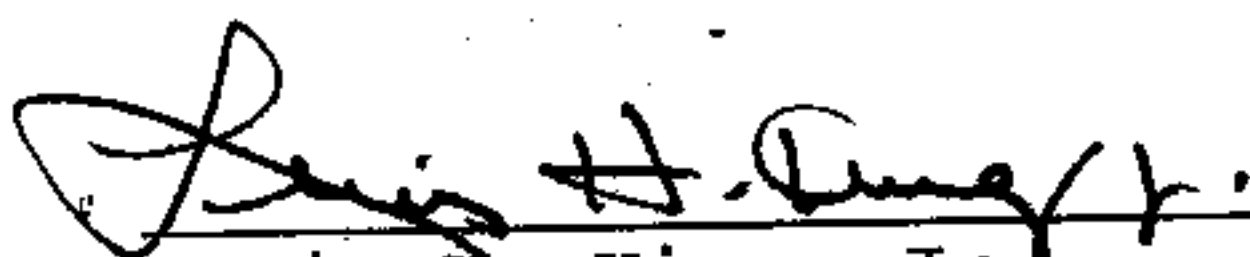
The above described property does not constitute any part of the homestead of GRANTORS or GRANTORS' spouses.

Subject, however to a right of first refusal in favor of any Grantor or descendant of Grantor should any Grantee or heir of Grantee desire to sell or otherwise transfer title to said property to someone other than a Grantor or descendant of Grantor.

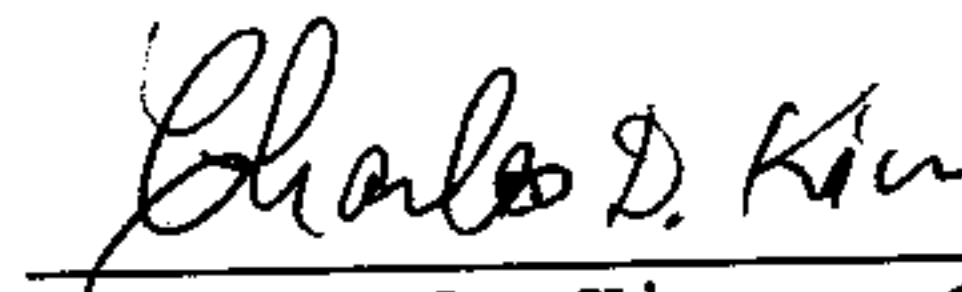
TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we, Thomas A. King, Charles D. King, and Lewis H. King, Jr., have hereunto set our hands and seals, this the 14th day of May, 1997.


Lewis H. King, Jr.


Thomas A. King


Charles D. King

STATE OF ALABAMA

MADISON COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas A. King, married, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of May, 1997.

Barbara J. Day
Notary Public
COMMISSION EXPIRES: 7/20/98

STATE OF ALABAMA

SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles D. King, married, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of May, 1997.

Dorothy Jean Porter
Notary Public
MY COMMISSION EXPIRES APRIL 16, 2000

STATE OF ALABAMA

SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lewis H. King, Jr., married, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of May, 1997.

James Oliver
Notary Public
MY COMMISSION EXPIRES JANUARY 4, 1999

Inst # 1997-15092

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SHELBY COUNTY JUDGE OF PROBATE

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